

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING, September 13, 1967

Appeal No. 9372, Koones & S. Montgomery ET AL, Appellants

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, Appellee

On motion duly made, seconded and unanimously carried, the following Order of the Board was entered at the meeting of September 19, 1967.

ORDERED:

That the appeal for permission to reduce off-street parking requirements approximately 15 % at 1815 Wisconsin Avenue, N.W., lot 966, square 1299, be DENIED.

FINDINGS OF FACT:

1. The appellant's property is located in a C-2-A District.
2. It is improved with a commercial building 75 x 75 ft containing 5850 square feet.
3. It is proposed to use this building as a theater containing 450 seats.
4. The zoning regulation, Section 7200, requires that there be 45 off street parking spaces for the proposed theater. The appellants can provide only 38 spaces, a reduction of 15 %.
5. Section 7203.1 provides that the Board may reduce required parking up to 25 %.
6. The Department of Highways and Traffic in a letter September 14, 1967, (Exhibit 9) strongly objected to any reduction of parking space. They cited the shortage of spaces in this area of the city and the fact that there is proposed a 14 foot driveway off of Wisconsin Ave. Such a driveway is considered too narrow to serve a facility of this type and should be 20-25 feet.
7. The file contains correspondence from residents in the area in opposition to the establishment of a parking lot. They cite traffic congestion, inadequate design of the parking lot, the scarcity of parking facilities in the area particularly during normal business hours and general nuisance.

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OPINION:

The Board is of the opinion that the need for off-street parking space in the immediate vicinity of the subject property is very critical and any variance to reduce the minimum requirements for parking is not warranted. Strong opposition was filed by the Department of Highways and Traffic and owners of property in the area citing the critical lack of off-street parking in the area, particularly during normal business hours. The Department of Highways and Traffic also strongly objected to the substandard width of the proposed 14 foot driveway and stated that they could not approve it. The regulations provide for minimum standards for off-street parking related to the type of land uses permitted in each zoning district. The regulations also include design standards relating to the size of each parking space and the width of all driveways to ensure the proper functioning of each lot.

No evidence was presented to the Board to justify the request or to demonstrate that the waiver of the required parking spaces would not ~~further~~ aggravate the parking situation in this area to the detriment of the owners and residents of the area.

The Board therefore denies this application.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: \_\_\_\_\_  
GEORGE A. GROGAN  
Secretary of the Board